



County of Placer
North Tahoe Regional Advisory Council
175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact: Sophie Fox (530) 412-3752

REGULAR MEETING MINUTES - Draft

6:00 PM, Thursday, April 20, 2023

Granlibakken

725 Granlibakken Rd, Tahoe City, CA 96145

Online via Zoom (link below) | Webinar ID: 954 2797 6964

1. Call to Order

Steakley called the meeting to order at 6:01 PM. A quorum was established.

MEMBERS PRESENT: McFadden, Herrick, Hanson, Steakley, Roeder, Hill, and Fulda

MEMBERS ABSENT: Lutkemuller and Chillemi

STAFF PRESENT: Romack and Friedman

There were approximately 40 additional participants including County staff and 25 participants on Zoom.

- 2. RAC Member Introductions** | Rebecca McFadden, Katherine Hill, Megan Chillemi, Nicole Lutkemuller, Eugene Roeder, Don Fulda, Maggie Steakley, Russel Hanson, Gerald Herrick

3. Approval of Agenda for April 20, 2023

The agenda was corrected to indicate the minutes to be approved are of the November 30, 2022 meeting.

Motion to approve today's agenda as amended. HERRICK/ROEDER/UNANIMOUS

4. Approval of Minutes from November 30, 2022

ROEDER/MCFADDEN/UNANIMOUS

5. Reports

A. Community Reports

Justin Broglio from NTPUD provided updates on summer construction projects.

Denise Springsteel from TCPUD announced the Tahoe City Golf Course is scheduled to open May 26, depending on weather.

The North Lake Tahoe Active Recreation Needs Assessment will be presented at a public meeting on May 23.

Springsteel noted the bike trails have been cleared, except for some areas where there are still patches of snow. She reviewed TCPUD projects scheduled for this summer.

The RAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.



NTPFD Fire Marshall Brent Armstrong said the District responded to 28 structural issues this winter, which is fewer than other Districts in the region saw. He credits local ordinances and codes in place that saved many structures.

B. NTRAC Member Reports

Steakley reviewed the process for tonight's meeting.

6. Public Comment

Megan Chillemi asked how potholes are going to be addressed. Stephanie Holloway said the County is supporting Caltrans District 3's request for emergency funding.

Norm Kitching reported on his conversation with Caltrans and Southwest Gas about summer construction.

Laura ... was told she was "complaining" when she spoke against the Tahoe Basin Area Plan Amendments. She read a statement saying she does not support the Base-to-Base Gondola because it does not take traffic off the roads and the \$65 million could have been spent in a better fashion. The proposed Palisades Village expansion is reckless and greedy.

Paul Miller echoed Laura's comments voicing concerns with the TBAP Amendments related to capacity, water and sewer, environmental issues, and evacuations.

7. Action Items: None

8. Information Items

A. Dollar Creek Crossing Housing Project Update

County staff will provide an update on the 11.4-acre Dollar Creek Crossing Housing Project located at 3205 and 3225 North Lake Boulevard, Tahoe City. The proposed project focuses on local workforce housing and proposes up to 30 achievable for-sale single-family homes and up to 80 for-rent multi-family apartments. The project is still early in the planning process. This update will address the schematic site layout, vehicular circulation, parking, multi-use trail, building types/locations, environmental review, and the recent CDRA project application.

Please note this is only a project update and not a NTRAC Action Item. There will be additional opportunities for community feedback as the project progresses and before any entitlement actions.

Presenters: Emily Setzer, Placer County Community Development Resource

Agency, Paul Breckenridge, Placer County Facilities Management

Breckenridge introduced the team working on this project, including Emily Setzer. He described ways for the community to get information through the County website and provide input.

Breckenridge reviewed the timeline of this project from when the County purchased the property in 2019. Setzer reviewed statistics on unmet housing needs in the region and discussed the challenges identifying funding for "missing middle" housing, which is different than "affordable housing." Most Tahoe workers make too much to qualify for affordable housing. Workforce housing is being approached from a number of angles.

The project details were presented. It has been greatly reduced since the approved Highlands Village project in 2006. There is a mix of for-rent multi-family apartments and for-sale single family homes. There could also be an opportunity for ADUs or JADUs. One acre has been set aside as "reserved area" with no plans other than open space. LSC has done a traffic study and the proposed flow of traffic and roads was presented. Breckenridge reviewed a site map. It is hoped the environmental review will be completed by the end of this year.

Discussion followed as Committee members clarified the presentation. The topic was open to public comment. Nineteen people spoke. Several comments were made questioning the traffic study, the housing mix of the project, and whether or not this is the right location for a project of this type, citing public transit and traffic.

Public comment was closed. Several questions raised during public comment were asked of staff.

It was noted JADUs were not included in the housing count, but could account for an additional 30 units. Parking for the entire build-out needs to be considered.

There were suggestions to "flip" the project, that is, put the apartments at the north of the site, closer to the existing apartment buildings, and the homes closer to the road.

Lee Chavez, the Placer County Environmental Coordinator, described the Conformity Review Process environmental review required for this project.

The Committee agreed with comments about a new traffic analysis to limit "cut through" traffic and changing the layout. They offered suggestions regarding increasing parking and pedestrian trails.

Steakley thanked the public for coming out tonight. This project has now come to NTRAC twice and each time County staff have demonstrated they considered comments. The Committee appreciates being a forum for the public and looks forward

to hearing updates.

9. Future Agenda Items

- Presentation on Vacancy Tax
- Potholes

10. Adjournment

The meeting was adjourned at 8:13 PM.

Respectfully submitted,
Judy Friedman
Recording Secretary